

**NOTICE OF
TOWN OF POUGHKEEPSIE
PLANNING BOARD REGULAR MEETING
June 21, 2007
6:30 PM**

DECISION AGENDA

- 1. PARK AT INWOOD LAKE SUBDIVISION. PUBLIC HEARING.**
Amendments to an approved 52 lot subdivision regarding omission to determine recreational lands or fees under Section 177-16. 67-69 East Cedar Street. Zoned R-10, Residential. 15 +/- acres. Grid #s 6162-06-378794, et al. *Inwood Lake LLC, owner. AMENDMENT TO FINAL SUBDIVISION APPROVAL GRANTED.*
- 2. RED WOODS & ENGLISH SUBDIVISION. PUBLIC HEARING.**
Preliminary subdivision hearing for lot line revisions. (*Lead Agency intent declared May 17, 2007.*) 637-643 Van Wagner Road. Zoned R-45, Residential. 5.06 +/- acres. Grid #s 6263-04-795050, 6263-04-817061 and 6263-04-821072. *Red Woods LLC and Donise English, owners. PRELIMINARY SUBDIVISION APPROVAL WAIVED. FINAL APPROVAL GRANTED.*
- 3. VFW/LVS ENTERPRISES LOT LINE REVISION. PUBLIC HEARING.**
Preliminary subdivision hearing for a lot line revision. (*Lead Agency intent declared May 17, 2007.*) 1 Violet Avenue and Sophia's Way (LVS Lot #3). 8.972 +/- acres. Zoned R-10, Residential. Grid #s 6162-10-410618 and 6162-10-425665. *Frank Bocchino, VFW and LVS Enterprises, owners. PRELIMINARY SUBDIVISION APPROVAL WAIVED. FINAL APPROVAL GRANTED.*
- 4. WOODS AT CLIFFDALE SUBDIVISION. PUBLIC HEARING.**
Preliminary subdivision hearing for an eight (8) lot subdivision. (*Lead Agency intent declared May 17, 2007.*) 244 Spackenkill Road. Zoned R-20, Residential. 56.34 +/- acres. Grid #6260-03-055168. *Harold and Carole Buchner, owners. PRELIMINARY SUBDIVISION APPROVAL DEFERRED.*
- 5. MARIST COLLEGE STUDENT HOUSING – PHASE IV. PUBLIC HEARING.**
Preliminary site plan hearing for a proposal to construct seven (7) townhouses (with 264 beds) and a parking lot on the east campus. (*Lead Agency intent declared August 17, 2006.*) Fulton Avenue and Beck Place. Zoned I-H, Heavy

Industry. 6.2 +/- acres. Grid #s 6162-05-005805, 007795, 035776, 6062-02-982720, 996750. *Marist College, owner. PRELIMINARY SITE PLAN APPROVAL DEFERRED.*

6. **FAITH ASSEMBLY OF GOD. PUBLIC HEARING.**
Preliminary site plan hearing for a proposal to construct a new church and private school. (*Lead Agency intent declared December 14, 2006.*) Corner of Spackenkill and Boardman Roads. Zoned O-R, Office Research. 23.68 +/- acres. Grid #6260-03-049464. *Faith Assembly of God, owner. PUBLIC HEARING ADJOURNED. PRELIMINARY SITE PLAN APPROVAL DEFERRED.*
7. **FOAM & WASH ADDITION. PUBLIC HEARING.**
Preliminary site plan hearing for a proposal to construct a 1,050 sq. ft. addition and the conversion from a nine bay car wash facility to an eight bay facility and dog washing stations. (*Lead Agency intent declared May 17, 2007.*) 15 North Grand Avenue. Zoned CB-A, Arlington Central Business. 1.17 +/- acres. Grid # 6161-07-670887. *TGS Associates, owner. PRELIMINARY SITE PLAN APPROVAL WAIVED. FINAL SITE PLAN APPROVAL GRANTED.*
8. **MIRACLE FORD ADDITION. PUBLIC HEARING.**
Preliminary site plan hearing for a proposal to remove a 2,420 sq. ft. garage and construct a 4,890 sq. ft. addition on an existing automobile dealership building. (*Lead Agency intent declared May 17, 2007.*) 2250 South Road. Zoned B-H, Highway Business. 2.87 +/- acres. Grid #6159-01-273908. *AOB IV Properties, owner. PRELIMINARY SITE PLAN APPROVAL DEFERRED.*
9. **DUNKIN DONUTS/MARIST DRIVE. PUBLIC HEARING.**
Preliminary site plan hearing for a 2,244 sq. ft. fast food store. North Road/ Marist Drive. (*Lead Agency intent declared January 19, 2006. Public hearing adjourned August 17, 2006.*) Zoned B-N, Neighborhood Business. 0.67 +/- acres. Grid #6062-02-973599. *Marist Center Point, LLC, owner. PRELIMINARY SITE PLAN APPROVAL DEFERRED.*
10. **MAINSTREET LAUNDRYMAX.**
Preliminary site plan review for a proposal to renovate an existing 6,352 sq. ft. building to accommodate a laundromat and retail business, renovate a portion of an existing 5,046 sq. ft. building, and construct a 1,980 sq. ft. two (2) story commercial building. (*Public hearing closed September 22, 2006.*) 743 Main Street and 6 North Grand Avenue. Zoned CB-A, Central Business – Arlington. 0.064 +/- acres. Grid #s 6161-07-689850, 6161-07-697851 & 6161-07-687858. *Mainstreet Laundrymax LLC, owner. PRELIMINARY SITE PLAN APPROVAL DEFERRED.*
11. **DHALIWAL/85 TAFT AVENUE REZONING.**
Recommendation to the Town Board for a rezoning from R-M, Multi-Family,

- to B-N, Neighborhood Business. (*Lead Agency intent declared March 15, 2007.*) 85 Taft Avenue. 0.67 +/- acres. Grid #6162-20-909020. *Gurdip K. Dhaliwal, owner. POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD.*
12. **CAFÉ PAZZO PATIO.**
Planning Board to declare its intent to be Lead Agency for a proposal to place six (6) tables outside on the existing garden area. 10 IBM Road. 0.79 +/- acres. 10 IBM Road. Grid #6060-04-015160. *SJOS Corp., d/b/a Café Pazzo, owner. LEAD AGENCY INTENT DECLARED.*
13. **OAKWOOD COMMONS.**
Architectural review for the second office building in the approved site plan. 2455 South Road. Zoned I-H, Heavy Industry. 1.31 +/- acres. Grid #6060-04-976470. *Oakwood Partners LLC, owner. ARCHITECTURAL REVIEW ACCEPTED.*
14. **DYAL PROPERTIES SUBDIVISION.**
Time extension request for a two (2) lot subdivision. (*Final approval granted September 21, 2006. Time extension granted March 21, 2007.*) 20-26 Tucker Drive. Zoned I-H, Heavy Industry. 8.0 +/- acres. *Dyal Properties, Inc., owner. FINAL TIME EXTENSION GRANTED.*
15. **TAMARACK HEIGHTS.**
Aquatic Resource Permit and Floodplain Development Permit for a ten (10) lot subdivision. (*Final subdivision approval granted April 19, 2007.*) 495B Stanton Terrace - Rear. Zoned R-45, Residential, Single-Family. 37.9 +/- acres. Grid #6262-02-965778. *William Coons & Shirley Currier, owners. AQUATIC RESOURCE PERMIT GRANTED. FLOODPLAIN DEVELOPMENT PERMIT GRANTED.*

Minutes for approval – January 4, 2007 – not voted on.

FIELD TRIP
Tuesday, June 19, 2007
7:30 am & 12:30 pm